

Notice of Public Hearing – Committee of Adjustment Application

File # B-056/25

Date Mailed: September 17, 2025

Electronic hearing:

By videoconference on October 2, 2025 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on September 17, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 857 LOT 77 LOT 78;PT CLOSED ALLEY

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD1.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: STEPHAN VISELLI</p> <p>Applicant Name: Stephan Viselli</p>		1188 GLIDDEN AVE

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot fronting Glidden Ave

**Type of Consent Application Transaction: New Lot****How do I participate if I have comments or concerns?****Submit written comments**

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

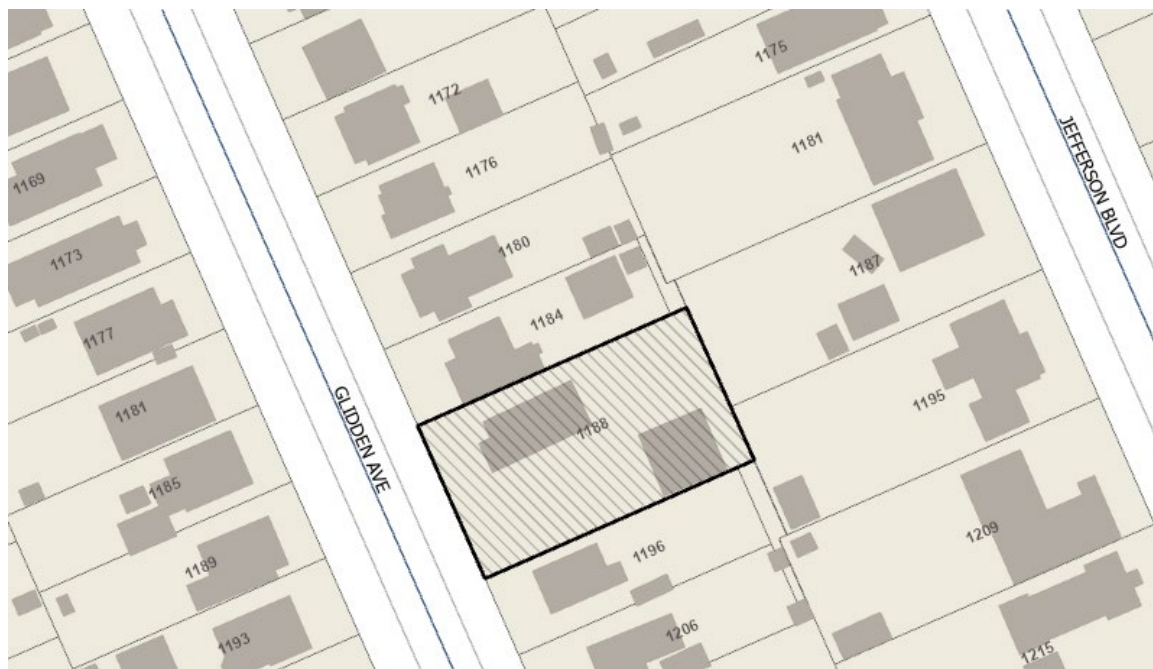
**Participate in the hearing by videoconference (Microsoft Teams)**

**Two ways to register:** 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

**Applicant(s)** – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

**Notice of Decision**

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer ([jwatson@citywindsor.ca](mailto:jwatson@citywindsor.ca)). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.

**Key Map Insert****Contact Information:**

Jessica Watson  
Secretary-Treasurer  
Committee of Adjustment  
Suite 320, 350 City Hall Square West  
Windsor, ON N9A6S1  
Phone: 519-255-6543 ext. 6450 or 6436  
[COAdjustment@citywindsor.ca](mailto:COAdjustment@citywindsor.ca)

# SURVEYOR'S REAL PROPERTY REPORT PART I

PLAN OF SURVEY OF

LOTS 77, 78 &

PART OF ALLEY CLOSED BY BY-LAW 9205  
INSTRUMENT N° 1030550

REGISTERED PLAN 857

IN THE

CITY OF WINDSOR

COUNTY OF ESSEX

SCALE: 1" = 20'

JOHN B. SMEETON O.L.S. (1993)

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## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

The field survey represented on this plan was  
completed on the 11th day of Feb., 1993

Dated: February 12, 1993

*John B. Smeeton*  
JOHN B. SMEETON  
ONTARIO LAND SURVEYOR

JOHN B. SMEETON ONTARIO INC.  
ONTARIO LAND SURVEYOR  
76 University Ave. W.  
Windsor, Ontario  
N9A 5N7

## NOTES:

- DENOTES SET SURVEY MONUMENT
- DENOTES FOUND SURVEY MONUMENT
- FD DENOTES FOUND
- SIB DENOTES 1" x 1" x 4' LONG STANDARD IRON BAR
- SSIB DENOTES 1" x 1" x 2' LONG SHORT STANDARD IRON BAR
- IB DENOTES 5/8" x 5/8" x 2' LONG IRON BAR
- IBS DENOTES 5/8" DIAMETER x 2' LONG IRON BAR
- WIT DENOTES WITNESS SURVEY MONUMENT
- P DENOTES PLAN
- M DENOTES MEASURED DISTANCE or BEARING
- D DENOTES DEED DISTANCE or BEARING
- S DENOTES SET DISTANCE or BEARING
- ⊥ DENOTES PERPENDICULAR TIE
- r DENOTES RADIAL TIE
- (OU) DENOTES ORIGIN UNKNOWN
- PI DENOTES REGISTERED PLAN 857
- DI DENOTES INSTRUMENT N° 1092963
- (1194) DENOTES JOHN B. SMEETON O.L.S.

## BEARING REFERENCE:

BEARINGS ARE ASTRONOMIC AND ARE  
REFERRED TO THE EASTERN LIMIT  
OF GLIDDEN AVENUE SHOWN AS  
N 25° 17' W ON REGISTERED PLAN 857.

GLIDDEN AVENUE  
REGISTERED PLAN 857

## PART 2

THIS PLAN MUST BE READ IN  
CONJUNCTION WITH SURVEY REPORT  
DATED FEBRUARY 12, 1993.

CLIENT:  
DANNY A. CARR

93-17884

T 520 / 84

NOTE: THIS PLAN IS NOT CERTIFIED UNLESS IT BEARS AN ORIGINAL IMPRESSION OF THE SURVEYOR'S SEAL

DRAWN BY: *Kms*  
CHECKED BY: *JP*

SP-4727

